132.A	0002	0073.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	774,900	/	774,900
USE VALUE:	774,900	/	774,900
ASSESSED:	774,900	/	774,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 73

Owner 1:	PAPAEMMANOUIL OLGA
Owner 2:	
Owner 3:	
Street 1:	73 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRIANDOPOULOS NIKOLAOS -
Owner 2:	PAPAEMMANOUIL OLGA -
Street 1:	73 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Vinyl Exterior and 2234 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	774,900			774,900
Total Card	0.000	774,900			774,900
Total Parcel	0.000	774,900			774,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.87 | /Parcel: 346.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 272241
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.A-0002-0073.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	774,900	0	.		774,900		Year end	12/23/2021
2021	102	FV	761,500	0	.		761,500		Year End Roll	12/10/2020
2020	102	FV	748,100	0	.		748,100	748,100	Year End Roll	12/18/2019
2019	102	FV	730,200	0	.		730,200	730,200	Year End Roll	1/3/2019
2018	102	FV	714,200	0	.		714,200	714,200	Year End Roll	12/20/2017
2017	102	FV	641,200	0	.		641,200	641,200	Year End Roll	1/3/2017
2016	102	FV	641,200	0	.		641,200	641,200	Year End	1/4/2016
2015	102	FV	614,700	0	.		614,700	614,700	Year End Roll	12/11/2014

!15272!

PRINT

Date	Time
12/30/21	20:28:32

LAST REV

Date	Time
08/08/19	09:03:18
jorourke	

USER DEFINED

Prior Id # 1:	84857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRIANDOPOULOS N	72877-163	1	7/2/2019	Family	100,000	No	No		
TRIANDOPOULOS N	72673-289	1	5/30/2019	Convenience	100	No	No		
TRIANDOPOULOS N	61499-182		3/29/2013	Convenience	1	No	No		
TRIANDOPOULOS N	59379-337		6/26/2012	Convenience	1	No	No		
SHAPIRO DANIEL	55010-245		7/19/2010		605,000	No	No		
LOMBARDI KEITH	45260-250		5/26/2005		639,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
4/3/2006	External Ins	BR	B Rossignol
3/28/2005	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7770													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.2 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.76857650
Const Adj.:	0.99989998
Adj $ / SQ:	192.125
Other Features:	66000
Grade Factor:	1.21
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	808921
Depreciation:	33975
Depreciated Total:	774946

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	313.84
Special Features:	0	Val/Su Net:	346.87
Final Total:	774900	Val/Su SzAd	346.87

SKETCH

UnSketched SubAreas:
GLA: 2234,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,234	192.120	429,207
Net Sketched Area:		2,234	Total:	429,207
Size Ad	2234	Gross Area	2234	FinArea 2234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

132.A-0002-0073.0

IMAGE

AssessPro Patriot Properties, Inc